



CITY OF KIRKLAND

Planning and Community Development Department

123 Fifth Avenue, Kirkland, WA 98033

(425) 587-3225 ~ www.kirklandwa.gov

CITY OF KIRKLAND NOTICE OF DECISION

APRIL 18, 2014

Permit application: [VAR14-00049](#)

Location: [12820 136th Avenue NE](#)

Applicant: Hans Christiansen, Toll WA LP

Project description: Process I Variance request. Momco Subdivision. Variance request to measure the Average Building Elevation (ABE) for eleven of the twenty-six lots (Lots 8-12, and 15-20) from finished development grade instead of pre-development grade, due to topographical and site design constraints.

This project was approved with conditions by the Planning Director on April 17, 2014.

Affected property owners may request a change in valuation for property tax purposes notwithstanding any program of revaluation.

HOW TO APPEAL: *Only the applicant or those persons who previously submitted written comments or information to the Planning Director are entitled to appeal this decision.* However, a party who signed a petition may not appeal unless such a party also submitted independent written comments or information. An appeal must be submitted by **May 2, 2014**. For information about how to appeal, contact the Planning Department at (425)587-3225. An appeal of this project decision would be heard by the City's Hearing Examiner.

For additional information on this project, please contact **Christian Geitz**, City of Kirkland Planning Department at (425) 587-3246. More information is also available at www.mybuildingpermit.com.